044.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,019,900 / 1,019,900
					USE VALUE:	1,019,900 / 1,019,900
					ASSESSED:	1,019,900 / 1,019,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184	-186	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIS SETH M
Owner 2:	WEBB JONICE M
Owner 3:	
Street 1:	19 BAY STATE RD APT 4
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02215 Type:

PREVIOUS OWNER

Owner 1:	DAVIS SETH M -
Owner 2:	-
Street 1:	60 ALBEMARLE AVENUE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2942 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5400.000	549,200	5,100	465,600	1,019,900
Total Card	0.124	549,200	5,100	465,600	1,019,900
Total Parcel	0.124	549,200	5,100	465,600	1,019,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.65 | /Parcel: 346.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 31147

GIS Ref

GIS Ref

Insp Date 05/01/18

!3750!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	549,300	5100	5,400.	465,600	1,020,000	1,020,000	Year End Roll	12/18/2019
2019	104	FV	406,900	5100	5,400.	494,700	906,700	906,700	Year End Roll	1/3/2019
2018	104	FV	406,900	5100	5,400.	360,800	772,800	772,800	Year End Roll	12/20/2017
2017	104	FV	381,000	5100	5,400.	314,300	700,400	700,400	Year End Roll	1/3/2017
2016	104	FV	381,000	5100	5,400.	267,700	653,800	653,800	Year End	1/4/2016
2015	104	FV	338,400	5100	5,400.	261,900	605,400	605,400	Year End Roll	12/11/2014
2014	104	FV	338,400	5100	5,400.	215,300	558,800	558,800	Year End Roll	12/16/2013
2013	104	FV	352,500	5100	5,400.	204,900	562,500	562,500		12/13/2012

PRINT

Date	Time
12/10/20	18:54:44

LAST REV

Date	Time
12/02/19	08:48:30

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3750

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS SETH M,	58648-252		3/9/2012	Convenience	1	No	No		
	18938-496		3/1/1988		265,000	No	No		Y

USER DEFINED

Prior Id # 1:	31147
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2003	908	Re-Roof	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2019	Mail Update	MM	Mary M
5/1/2018	Inspected	CC	Chris C
4/17/2018	MEAS&NOTICE	BS	Barbara S
5/8/2009	Measured	189	PATRIOT
5/13/2000	Inspected	197	PATRIOT
3/2/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,601 | Spl Credit | Total: 465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05015242
Const Adj.:	0.97709113
Adj $ / SQ:	174.436
Other Features:	109500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674642
Depreciation:	125483
Depreciated Total:	549159

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

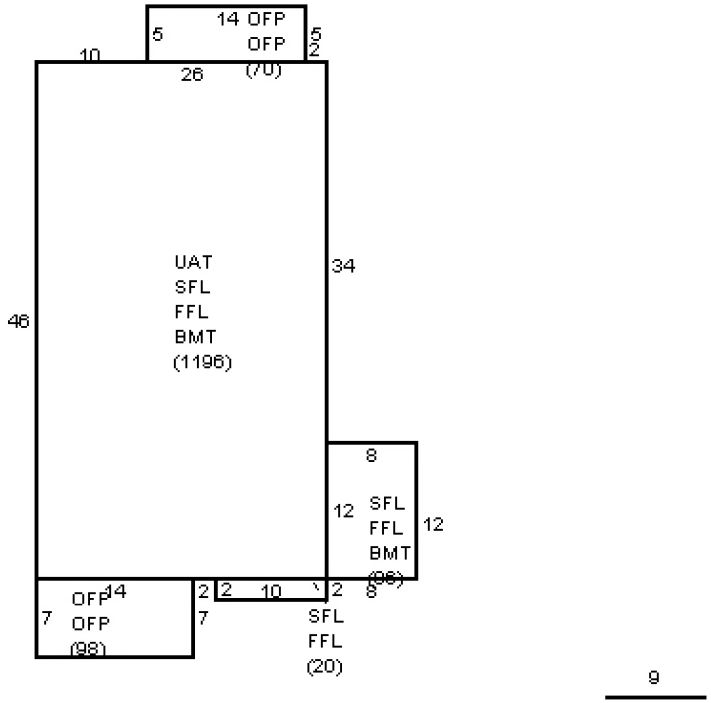
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.44
Special Features:	0	Val/Su Net:	120.68
Final Total:	549200	Val/Su SzAd	209.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,312	174.440	228,860
SFL	Second Floor	1,312	174.440	228,860
BMT	Basement	1,292	59.130	76,401
OFP	Open Porch	336	20.920	7,029
UAT	Upper Attic	299	80.240	23,992

Net Sketched Area:	4,551			Total:	565,142
Size Ad	2624	Gross Are	5448	FinArea	2942

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
UAT	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100